035.0	0002	0031.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	853,600	/	853,600
USE VALUE:	853,600	/	853,600
ASSESSED:	853,600	/	853,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POUGARIDIS MARIA /TRUSTEE &
Owner 2:	JEPSON SOPHIE/TRUSTEE &
Owner 3:	PATRICK BETSY/TRUSTEE
Street 1:	130 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POUGARIDIS THEOLOGOS--ETAL -
Owner 2:	POUGARIDIS EVANGELIA -
Street 1:	130 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 1968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4043.000	502,800	4,400	346,400	853,600
Total Card	0.093	502,800	4,400	346,400	853,600
Total Parcel	0.093	502,800	4,400	346,400	853,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.74 | /Parcel: 433.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

24306

GIS Ref

GIS Ref

Insp Date

11/01/18

!2869!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	502,800	4400	4,043.	346,400	853,600		Year end	12/23/2021
2021	104	FV	480,600	4400	4,043.	346,400	831,400		Year End Roll	12/10/2020
2020	104	FV	480,800	4400	4,043.	346,400	831,600	831,600	Year End Roll	12/18/2019
2019	104	FV	361,500	4400	4,043.	313,900	679,800	679,800	Year End Roll	1/3/2019
2018	104	FV	361,500	4400	4,043.	297,700	663,600	663,600	Year End Roll	12/20/2017
2017	104	FV	339,600	4400	4,043.	259,800	603,800	603,800	Year End Roll	1/3/2017
2016	104	FV	339,600	4400	4,043.	221,900	565,900	565,900	Year End	1/4/2016
2015	104	FV	303,600	4400	4,043.	205,700	513,700	513,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:11:05

LAST REV

Date	Time
04/02/19	14:45:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2869

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POUGARIDIS THEO	1474-42		7/1/2015	Convenience	100	No	No		
	901-156		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	24306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2014	535	Porch	17,500					
6/9/1992	225	Manual	8,000					V/SIDING
5/26/1992	199	Manual	3,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
6/19/2014	External Ins	PC	PHIL C
4/23/2009	Measured	163	PATRIOT
3/4/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4043		Sq. Ft.	Site		0	64.	1.34	3									346,425						346,400	

Total AC/HA:	0.09281	Total SF/SM:	4043	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	346,425	Spl Credit		Total:	346,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.18353653
Const Adj.:	0.98000199
Adj $ / SQ:	208.776
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617716
Depreciation:	114895
Depreciated Total:	502821

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

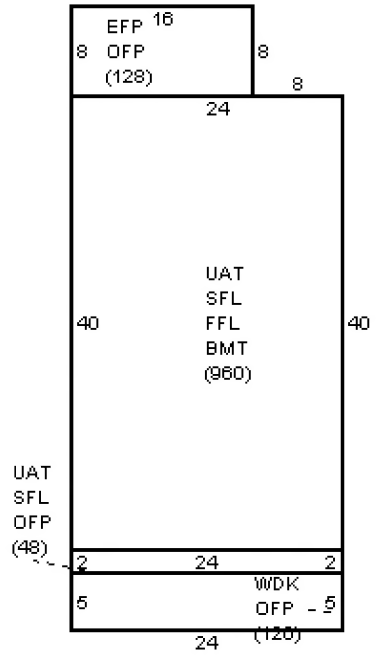
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	208.78
Special Features:	0	Val/Su Net:	135.02
Final Total:	502800	Val/Su SzAd	255.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,008	208.780	210,446
BMT	Basement	960	62.630	60,128
FFL	First Floor	960	208.780	200,425
OFP	Open Porch	296	21.630	6,403
UAT	Upper Attic	252	83.510	21,045
EFP	Enclos Porch	128	47.520	6,083
WDK	Deck	120	14.050	1,686
	Net Sketched Area:	3,724	Total:	506,216
Size Ad	1968	Gross Area	4480	FinArea 1968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

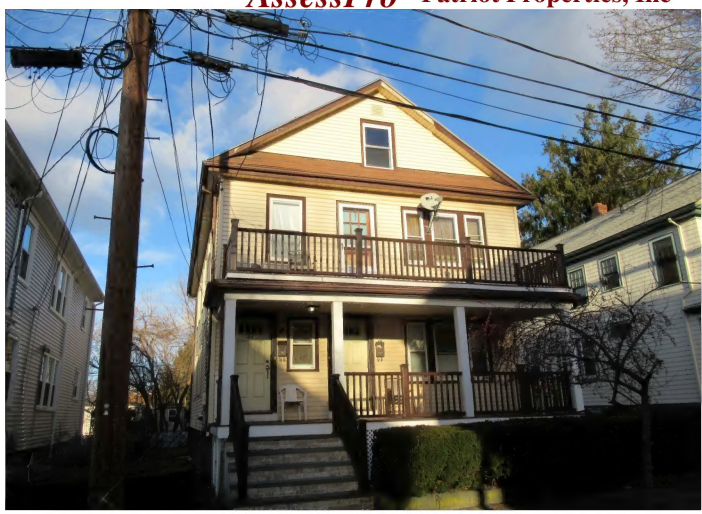
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1922	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

PARCEL ID

035.0-0002-0031.0

IMAGE

AssessPro Patriot Properties, Inc